CITY SQUARE CENTRE, SINCIL STREET, LINCOLN, LN5 7ET

City Centre retail units
16.75 sq m (180 sq ft)
Centrally located at the entrance to City Square Centre
Available on new flexible leases
Co-op Foodstore, Post Office, Boyes and Co-op Pharmacy nearby
TO LET
LOCATION

Prominent City Centre retail units situated at the entrance into City Square Centre from Sincil Street. The scheme occupies a central location within the City Centre, opposite Waterside Shopping Centre and the Central Market.

Lincoln is the administrative and major shopping centre within the County of Lincolnshire and is ranked fourth in the East Midlands Experian Centre Rating, behind Nottingham, Derby and Leicester. It has a population of circa 100,000 and a catchment of 300,000. The City has a CACI ranking of 60 with an established comparison spend of £23m and a total catchment spend of £864m.

PROPERTY

Two ground floor only retail units close to the entrance of City Square Centre.

EPC Ratings:  
- Unit 2 - D93  
- Unit 5 - F135

ACCOMMODATION

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice we calculate that the property has the following floor area:

<table>
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<tr>
<th>Unit</th>
<th>Floor Area</th>
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| 2     | 16.75 sq m (180 sq ft)  
| 5     | 22.01 sq m (238 sq ft)  

SERVICES

Mains electric and water are available and connected to the properties. A key is provided for shared use of the centres WC facilities for staff.

TOWN AND COUNTRY PLANNING

The current use of the units fall within Use Class A1 (Retail) of the Town and Country Use Classes Order 1987, (as amended).

RATES

Charging Authority: Lincoln City Council
Description: Shop and Premises
Rateable value:  
- Unit 2 - £8,500  
- Unit 5 - £8,500
UBR: 0.479
Period: 2017-2018

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

Small Business Rate Relief may be applicable, please contact City of Lincoln Council for further information.

TENURE

Both units are available on leases of the equivalent of Full Repairing and Insuring terms for a term of years to be agreed, guaranteeing a maximum term certain of 12 months. The flexible leases will be contracted outside the provisions of the Landlord and Tenant Act 1954.

Longer lease terms without mutual break options are not available on these units.

RENT

Unit 2: £10,000 per annum exclusive  
Unit 5: £8,000 per annum exclusive

Rent is payable quarterly in advance with the first quarter due on completion.

SERVICE CHARGE

A service charge contribution will be required, please contact the agents for further details.

VAT

VAT will be charged in addition to the rental, at the prevailing rate.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

VIEWING: To view the premises and for any additional information please contact the sole agents.

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